

## **Minutes of the Brooklyn Planning Commission Meeting of March 23, 2005**

**4:30 pm**

**MEMBERS PRESENT:** Mayor Kenneth E. Patton, Chairman  
John Frey, Council President  
Ray Porterfield  
Nancy Titlow

**MEMBER EXCUSED:** Dan Enovitch

**ALSO PRESENT:** Tom Ockington, Building Commissioner  
Diane Schiavone, Acting Secretary

Chairman – I would like to call the Planning Commission Meeting to order. Roll call was taken and all members were present except Dan Enovitch, who was excused by Mayor Patton. **The Minutes from the March 3, 2005 meeting will be held until the next regular meeting.**

### **Item #1 – RCU Architects, Lot Consolidation and Site Plan Approval**

Anthony Fini and Norman Casini, Architects for RCU Architects, Inc. were present to request Lot Consolidation for Permanent Parcel #'s 431-020-003, 004 and 008 and Site Plan Approval to construct a new fire station to be located at 8400 Memphis Avenue. Audience members consisted of Zoning Board Member Bob Kinney, and resident of 8300 Memphis Avenue, Jerome Petro.

The discussion was opened by Anthony Fini addressing drainage issues that had been of concern at the previous meeting. Additional information was forwarded to the Board Members from the C.W. Courtney Company regarding drainage onto adjacent properties and the retaining wall. Copies were also made available to audience members. It was noted by Mr. Casini the drainage from the proposed fire station will roll to the north, toward the detention basin. Mayor Patton inquired if weep holes would be utilized in the retaining wall. Mr. Casini confirmed that they would. Mr. Casini continued to say the retaining wall, at its highest point will be seven and one-half (7 ½) feet in height and at its lowest point two and one-half feet (2 ½) feet in height and will be visible from the east and west sides of the property. Mayor Patton had questions regarding the retaining wall versus a fence and asked for Mr. Petro's feedback as to his preference. A brief discussion was held regarding suggested retaining wall materials and location.

Mayor Patton stated the City would be diligent in mosquito control of the detention pond. Mr. Fini brought up the subject of exterior lighting and indicated a cut-off type light will be used citing the request from Fire Chief Paul Duchoslav. He stated the light poles will be twelve (12) to fourteen (14) feet in height, and shields could be used if necessary. The discussion was led back to the retaining wall and Mr. Fini stated the

retaining wall will be constructed of concrete. He continued further to say the concrete can be stamped or of a decorative nature and that he would welcome the chance to meet with Mr. Petro regarding the appearance of the retaining wall. Mr. Fini also suggested the retaining wall could be created with a step-down or tiered effect to be more aesthetically pleasing to Mr. Petro. Mayor Patton stated his concern for Mr. Petro's approval of the location of the retaining wall and fence.

**A motion was made by Mayor Patton to grant Final Site Plan Approval, subject to the architects meeting with Mr. Petro regarding the location of the fence, retaining wall and preference of retaining wall material. If minor changes to the Site Plan are required to suit Mr. Petro, they will be presented to the Planning Commission as "old business" at a future meeting. Seconded -- Nancy Titlow. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield, Nancy Titlow.**

**A motion to adjourn the meeting was made by Mayor Patton. Seconded – Ray Porterfield. Vote Resulted – Yeas – Mayor Patton, John Frey, Ray Porterfield and Nancy Titlow.**

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Diane Schiavone, Acting Secretary

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